

CITY COUNCIL, CITY OF LODI
CITY HALL COUNCIL CHAMBERS
MARCH 1, 1967

A regular meeting of the City Council of the City of Lodi was held beginning at 8:00 p.m. of Wednesday, March 1, 1967, in the City Hall Council Chambers.

ROLL CALL Present: Councilmen - BROWN, CULBERTSON, HUNNELL,
KIRSTEN and WALTON (Mayor)

Absent: Councilmen - None

Also present: City Manager Graves, City Attorney Mullen, Administrative Assistant Peterson and Planning Director Schroeder.

MINUTES Minutes of February 15, 1967 were approved as written and mailed on motion of Councilman Brown, Culbertson second, after changing the name "Kirsten" to "Walton" at the beginning of the last paragraph on page 5.

SACRAMENTO Mr. Robert Harkness, representing Sacramento's Camellia
CAMELLIA Festival Association, introduced Camellia Princess
FESTIVAL Nancy Rivett and gave a resume of the Festival activities, inviting those present to attend. Miss Rivett presented a camellia plant to the Mayor and plants were also given to other members of the Council, the City Manager and the City Clerk. Mayor Walton thanked Miss Rivett and Mr. Harkness for their visit and for the plants and wished success for the Camellia Festival.

PUBLIC HEARINGS

DOYLE SIGN Notice thereof having been published in accordance
APPEAL with law, Mayor Walton called for public hearing on
GRANTED the appeal of Thomas J. Doyle from the decision of the City Planning Commission in denying his request for a variance to erect 189 square feet of sign area on a parcel where only 134 square feet of sign area is permitted at 873 East Pine Street in an area zoned "M" Industrial. There is a 16-square-foot sign on the property at the present time. Mr. Doyle wishes to erect an additional sign of 173 square feet on a building located approximately 300 feet from the front property line. Planning Director Schroeder showed pictures of the property, indicating location and size of the proposed sign.

Mr. Stewart Adams, Attorney at Law, 228 West Pine Street, Lodi, representing Mr. Doyle, spoke in behalf of the appeal. He explained that Mr. Doyle had purchased approximately 2 1/2 acres fronting on East Pine Street on which a duplex was located. He subsequently sold the duplex which decreased his frontage area although it was adequate for his use. A large sign located on the Pine Street frontage would not be of help because of a huge pine tree on the street frontage to the west which obscures the business property. Mr. Doyle therefore wishes to erect a large directional sign on a building which is located near the west line of his property and would be about 340 feet from the center of the frontage road to the west and 310 feet from the Pine Street frontage. Mr. Doyle had relied on the size of current signs in the area and in good faith had spent some \$800 on a sign before finding it would be in violation of the sign ordinance. Mr. Adams mentioned the unique shape of the 2 1/2 acre parcel with its small frontage

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on Pine Street. He said the appeal should be considered in light of the intent of the ordinance which presupposes the sign would be located on the frontage; however, as previously indicated, the proposed location would be 310 feet north of the frontage on Pine Street.

There were no others present who wished to speak either for or against the appeal and no written communications thereon so Mayor Walton closed the public portion of the hearing.

The Council then discussed the situation peculiar to the request, i.e., the shape of the property, location of the sign, its relation to adjoining parcels, etc. Stating that lack of knowledge of the ordinance and expenditure of funds were not valid reasons for granting a variance, but that denial of the request would be violating the intent of the ordinance as all circumstances cannot be foreseen, Councilman Kirsten moved that the appeal of Mr. Doyle be granted and that the decision of the Planning Commission in denying his request for a variance in sign area be overruled. The motion was seconded by Councilman Hunnell. Under the question, Councilman Culbertson stated that the main reason for allowing this was the fact that the location of the sign was practical and a great distance from the street frontage. The motion carried by unanimous vote.

REZONING
537 EDEN TO
C-2

ORD. NO. 834
INTRODUCED

Notice thereof having been published in accordance with law, the Mayor called for hearing on the recommendation of the City Planning Commission to rezone property at 537 Eden Street from the R-4 Multiple Family Institutional Residence District to the C-2 General Commercial District. Mr. Don Parker of Don Parker Motors spoke in favor of the request. There was no one who wished to be heard against the request and the public portion of the hearing was closed. On motion of Councilman Brown, Kirsten second, the City Council introduced Ordinance No. 834 rezoning property at 537 Eden Street to the C-2 District.

A. McDONALD RE
REGIONAL GOVT
ALLIANCE

Mr. Albert McDonald, 358 East Lodi Avenue, said he was perturbed about the City affiliating with a metro-government and would like the Council to hold a public hearing on this matter before taking such a step (referring to the proposal to form an intergovernmental regional planning alliance in San Joaquin County). Councilman Culbertson said the Council would take no action on an alliance of governments in the County without having a hearing and that it was not the intent to enter into a metro-type government. He said he would report on the meeting held in Stockton concerning the proposed alliance of governments later in the meeting.

PLANNING COMMISSION

Mr. Graves read the Planning Commission report outlining the following actions of the Planning Commission:

1. Instructed the Planning Staff to conduct a study of barber shops and beauty shops in the R-4 zone and beauty shops in the R-3 zone.
2. Denied the request of the Bethel Open Bible Church for a variance to install an existing sign of 58.5 square feet in an area where only 20 square feet is allowed at the northeast corner of Ham Lane and Sylvia Drive in an R-1 zone.

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3. Approved the request of E. S. Hannameyer for a variance to increase the maximum allowable sign area from 1100 square feet to 1271 square feet at the Purity Shopping Center, southeast corner of Lodi Avenue and Hutchins Street in a C-1 zone subject to certain conditions.
4. Denied the request of Wells Fargo Bank for a variance to increase the maximum allowable sign area from 36 square feet to 79 square feet at 14A South School Street in a C-2 zone.
5. Recommended denial of County referral of the request of Scott Brothers for a use permit to erect a 22-foot by 30-foot advertising sign on the west side of Highway 99, 2250 feet south of Woodbridge Road.

COMMUNICATIONS

ABC LICENSES

The following notices of applications for alcoholic beverage license were read:

1. Francis J. & Relda Richard, Richard's Rendezvous Club, 17-19-23 West Elm Street, change from restaurant to bar type license.
2. David F. Evans and Dennis D. Herr, Der Gut Zeit - The Good Time, 114 N. School St., On Sale Beer, License Transfer.

REPORTS OF THE CITY MANAGER

CLAIMS

Claims in the amount of \$270,555.47 were approved on motion of Councilman Kirsten, Culbertson second.

BALLPARK CONCESSIONS ASSIGNED TO RAY BENNETT

In regard to the assignment of the concession at the ballpark, Mr. Graves read a letter from Mr. Raymond O. Bennett, 1547 Michigan Avenue, Stockton, stating that Mr. Bennett would honor the concession contract as written. City Attorney Mullen pointed out that the consent of the Council was required before Mr. Ferguson could assign his contract to Mr. Bennett. Mayor Walton asked if Mr. Ferguson had given a proper accounting to the City. City Manager Graves replied that Mr. Ferguson's records were not too complete, but it was his considered judgment that the City received what it was entitled to. Mr. Howard Clark, 2125 Victor Road, President of the Lodi Baseball Club, said he had no disagreement with Mr. Ferguson in regard to the assignment, but that Mr. Ferguson's books were poorly kept and there was a difference in the amount the Club received and what the Club expected. This matter was considered to have no bearing on the assignment. Councilman Culbertson moved that the assignment be accepted. The motion was seconded by Councilman Kirsten. Councilman Culbertson pointed out to Mr. Bennett that sometimes the crowds are small. Mr. Bennett said he expected to have the concession open at any paid event, but that it was up to the Council; he was agreeable to the terms of the contract, but would like to change certain listed prices. He was told that could be worked out with the City Manager. The motion to assign the ballpark concession contract to Mr. Bennett carried by unanimous vote.

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AWARD -
COPPER CABLE

The following bids were received on the 2,700 feet of 500 MCM copper cable:

RES. NO. 3035

Bidder	Bid	Delivery
Graybar Electric	\$5,899.50	40 weeks
Consolidated Electric	5,823.00	Now
Maydwell & Hartzell	6,955.42	
Valley Electric	7,778.16	16 weeks

Because of the delivery date factor, Mr. Graves recommended that award be made to Consolidated Electric. The Council agreed that delivery as soon as possible was important and on motion of Councilman Kirsten, Brown second, adopted Resolution 3035 awarding the contract for the copper cable to Consolidated Electric for a total of \$6,823.

RECESS

Mayor: Walton declared a five-minute recess.

AWARD -
LAKE PARK
BATH HOUSE

The City Manager reported the following bids had been received for the Lodi Lake Park Bath House:

RES. NO. 3036

C. L. Jones & Co.	\$27,174
Frahm-Kelly Co.	27,842
L. P. Singer	31,454
Hackett-Miller Co.	31,938
Edelstein Construction	31,998
Republic Construction	32,922

Mr. Graves said the bids were good, but he feels some money can be saved on the doors for the ticket windows. Mr. Arlie Preszler, architect for the building, explained that the plans called for a roll-type door which could be replaced with a door that folds back. This would mean a saving of \$1,700; Mr. Graves said the low bidder was agreeable to making a change in these doors. Councilman Kirsten moved the adoption of Resolution No. 3036 awarding the contract for the construction of the Lodi Lake Park Bath House to the low bidder, C. L. Jones and Company. His motion was seconded by Councilman Brown and carried by unanimous vote.

BATH HOUSE
DOORS

Councilman Kirsten, Brown second, then moved the adoption of a change order changing the doors on the ticket windows so as to reduce the cost of the Bath House by \$1700. Stating that he would like to postpone passing the change order, Councilman Culbertson moved a substitute motion to continue the matter for two weeks in an effort to get a less expensive alternate. His motion was seconded by Councilman Kirsten and carried.

REPLACE
LANDSCAPE
ARCHITECT

City Manager Graves explained that Mr. Paul Tritenbach, who has done considerable landscape design for the City, has dissolved his partnership with Mr. Lothar Schipanski and has recommended to the City that Mr. Schipanski complete projects Mr. Tritenbach has been working on, being the Cherokee Lane project, landscaping design for 50 additional acres at Lodi Lake Park and landscaping around the Civic Center. The City Manager has received a letter from Mr. Schipanski stating he would take over these projects if the City wished. Councilman Brown moved that Mr. Schipanski be retained to complete the landscaping projects started by Paul Tritenbach. The motion was seconded by Councilman Kirsten and carried.

SUMMER
PLANNING
INTERM

Mr. Graves stated that a local college student (studying architecture) was interested in having a summer job in the Planning Department and wanted to know if the City

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could use him. Mr. Graves said there was plenty of work for a planning intern and it was good to get college students interested in the field of government. He said a planning intern would be paid about the entry level of a Planning Aide. Councilman Kirsten moved that the hiring of a college student as a planning intern during the summer months be authorized. The motion was seconded by Councilman Hunnell and carried.

**BUILDING PERMIT
FOR SUPER MOLD**

Mr. Graves reported that Super Mold Corporation needs to get started with construction of facilities on their property east of the frontage road. Annexation of this property will not be completed until about the end of May and the question is whether the City or the County will issue the permit. The City can either request the County to ask the City to issue the permit or the County can issue the permit in which event the City would work with the County on the job and then take over when annexation was completed. In the latter event, there would be a question of fees and an annexation agreement would be required. Stating he was in favor of having the City issue the building permit, Councilman Hunnell moved that permission be requested from the County for issuance of the building permit to Super Mold by the City. The motion was seconded by Councilman Kirsten and carried.

**INTER-GOVT
REGIONAL
PLANNING
ALLIANCE
PROPOSAL**

Councilman Culbertson, as representative of the City at a formation meeting of the inter-governmental alliance for regional planning held in Stockton on February 27, reported that various proposals were discussed by representatives of the County and cities in this county except Manteca and Stockton. A Stockton official was present but not as an official representative. He said a seven-member board had been proposed, with one member from each city and one from the County. He mentioned the proposal of Mayor Rishwain of Stockton which was to give Stockton five representatives and one each to the other cities and the County. However, the concensus, other than Stockton, was that there should be one representative from each area rather than by population. It was felt this would be more representative of each area's problem. He said that on March 10 they would meet again and discuss with the County Counsel proposed by-laws. Meantime suggestions for by-laws were to be submitted. He said the purpose of the alliance was not a legislative type of thing, but to give better direction to such mutual problems as water supply, air pollution, etc. City Manager Graves said he was concerned about the proposed alliance being considered by some persons as a form of metro-government. Basically, it was to give representatives of each city and the County an opportunity to discuss plans of each and to set up priorities in order to obtain Federal funds. Mr. Graves said cities in California are against State imposed government and want to do their own planning, but in some areas things can be done better county-wide. He said there was a distinction between regional planning and regional government.

**LAFD RE
ZONES OF
INFLUENCE**

Councilman Culbertson stated the Local Agency Formation Commission of San Joaquin County would be having a meeting at 1:30 p.m. on March 17 for planners, etc., to discuss zones of influence. He stated the State Legislature is insisting on the establishment of such zones by the Local Agency Formation Commissions to eliminate duplication of services.

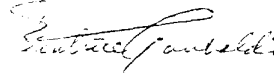
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RELATIONSMINUTES OF
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Mr. Graves reported that he has started with the Department heads in getting the employees thinking about public relations problems, going over this matter at length during weekly department head meetings. In addition, a training film has been purchased and training classes will be set up. Because of lack of space, hiring of additional administrative personnel should be held off until the Court is vacated and space becomes available. He said there would be a clerical problem also. Members of the Council discussed the urgency of getting the public relations program under way, and some expressed the opinion that recruitment of additional personnel should be started right away. After further discussion, it was moved by Councilman Culbertson that the City Manager be instructed to give a report on how he feels about suggestions made at the previous meeting and ~~if he can~~ when and how he intends to accomplish them. The motion was seconded by Councilman Kirsten and carried. Administrative Assistant Peterson reported on the public relations course being held in Stockton which he said is an ICMA course similar to the ICMA Municipal Supervisory Training Course which has been given in Lodi. Department heads are participating in the Stockton course. He said he would attend another session so as to be more fully informed.

ADJOURNMENT

At 11:15 p.m., on motion of Councilman Kirsten, Brown second, the Council adjourned.



Attest: BEATRICE GARIBALDI
City Clerk